



Thursday, November 02, 2006

+ Back Print

**Zoning and Neighborhood Plan Amendments
(Public Hearings and Possible Action)
RECOMMENDATION FOR COUNCIL ACTION**

ITEM No. 53

Subject: C14-06-0182 - Thornton Bungalows - Conduct a public hearing and approve an ordinance amending Chapter 25-2 of the Austin City Code by rezoning property locally known as 2206-2210 Thornton Road (West Bouldin Creek Watershed) from family residence (SF-3) district zoning to urban family residence (SF-5) district zoning. Staff Recommendation: To grant urban family residence (SF-5) district zoning. Planning Commission Recommendation: To grant urban family residence (SF-5) district zoning. Applicant: Thornton Cottages Austin, LP (James Austin). Agent: Stansberry Engineering (Blayne Stansberry). City Staff: Robert Heil, 974-2330.

Additional Backup Material

(click to open)

☐ **Staff Report**

☐ **Ordinance**

For More Information: Robert Heil, 974-2330

ZONING CHANGE REVIEW SHEET**ZONING CASE:** C14-06-0182 Thornton Bungalows **P.C. Date:** September 26, 2006**ADDRESS:** 2206 – 2210 Thornton Road.**OWNER/APPLICANT:** Thornton Cottages Austin, LP (James Austin)**AGENT:** Stansberry Engineering (Blayne Stansberry)**FROM:** SF-3**TO:** SF-6***AREA:** 1.500 acres**SUMMARY STAFF RECOMMENDATION:**

Staff alternatively recommends approval of SF-5.

PLANNING COMMISSION RECOMMENDATION:

September 26, 2006: Approved staff's recommendation of SF-5 (8-0).

DEPARTMENT COMMENTS:

The original application was for SF-4B, but the Land Development Code only allows zoning to SF-4B if the property is already zoned SF-5 or less restrictive. Subsequently, the application was amended to a request for SF-6

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	SF-3	Single Family Homes
<i>North</i>	CS	Apartments, Office and Retail
<i>South</i>	SF-3 and CS	Single Family Homes and Undeveloped
<i>East</i>	SF-3	Single Family Homes
<i>West</i>	SF-3 and MF-2	Single Family Homes

AREA STUDY: The property is part of the South Lamar neighborhood plan area, which began meeting in late 2005.

TIA: A traffic impact analysis was not required for this case because the traffic generated by the proposed zoning does not exceed the threshold of 2,000 vehicle trips per day. [LDC, 25-6-113]

WATERSHED: West Bouldin Creek**DESIRED DEVELOPMENT ZONE:** Yes**CAPITOL VIEW CORRIDOR:** No**HILL COUNTRY ROADWAY:** No

C14-06-0182

REGISTERED NEIGHBORHOOD AND COMMUNITY ORGANIZATIONS

- South Lamar Neighborhood Association
- South Central Coalition
- Austin Neighborhood Council
- Barton Springs / Edward's Aquifer Conservation District
- Homebuilder's Association of Greater Austin
- Austin Independent School District

SCHOOLS: (AISD ISD)

Zilker Elementary School O. Henry Middle School Austin High School

ABUTTING STREETS:

NAME	ROW	PAVEMENT	CLASSIFICATION	BICYCLE	BUS	SIDEWALKS
Thornton Rd	56'	30'	Collector	No	No	No

Capital Metro Service is located within ¼ mile of this site on Oltorf.

CITY COUNCIL DATE:

ACTION:

November 2, 2006:

ORDINANCE READINGS:

1st

2nd

3rd

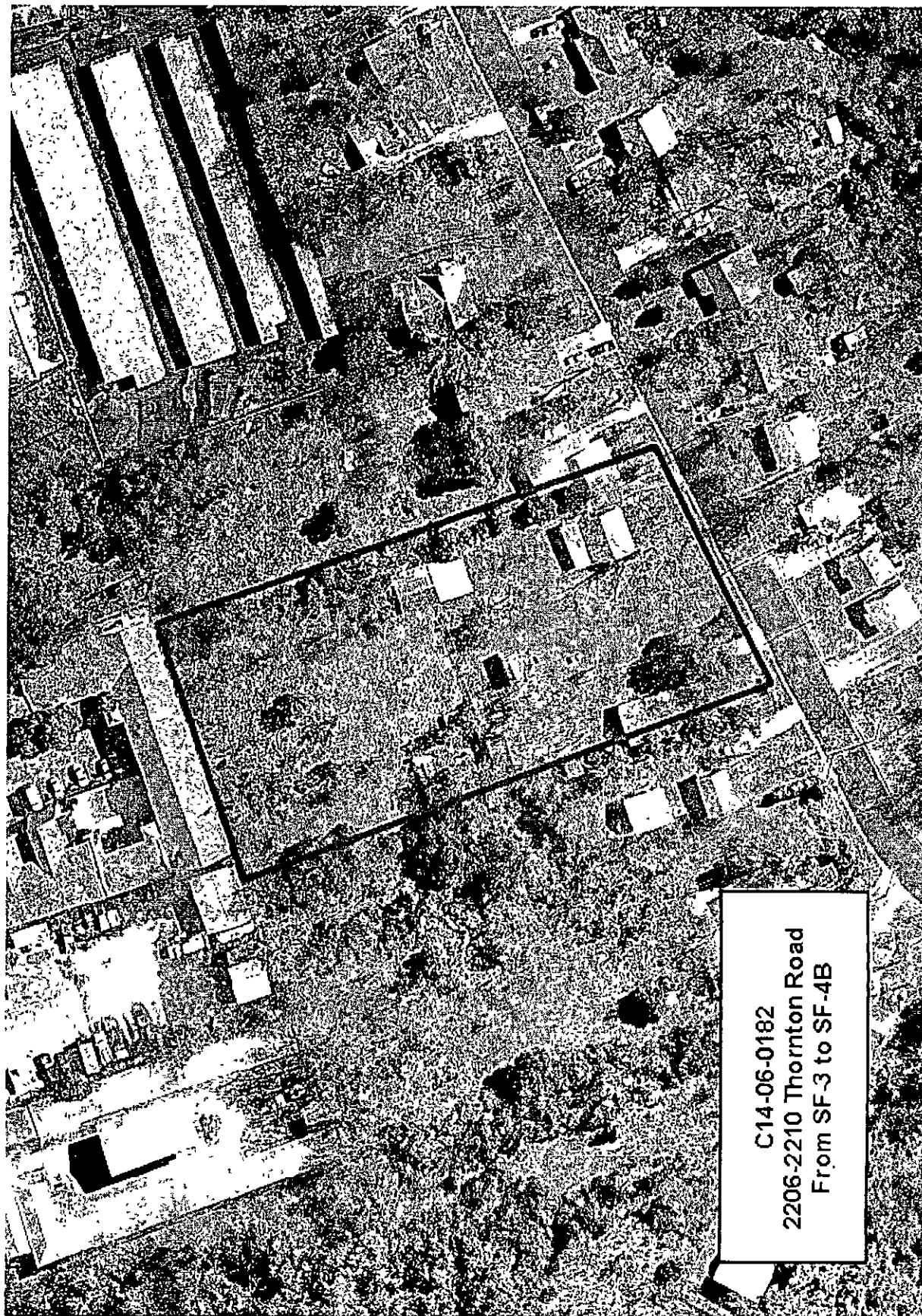
ORDINANCE NUMBER:

CASE MANAGER: Robert Heil
e-mail address: robert.heil@ci.austin.tx.us

PHONE: 974-2330



C14-06-0182



C14-06-0182
2206-2210 Thornton Road
From SF-3 to SF-4B

SUMMARY STAFF RECOMMENDATION**BASIS FOR LAND USE RECOMMENDATION (ZONING PRINCIPLES)**

- Zoning changes should promote compatibility with adjacent and nearby uses and should not result in detrimental impacts to the neighborhood character*

SF-5 will allow for flexible infill development without negative impact to the surrounding residential neighborhood.

Transportation

No additional right-of-way is needed at this time

The trip generation under the requested zoning is estimated to be 174 trips per day, assuming that the site develops to the maximum intensity allowed under the zoning classification (without consideration of setbacks, environmental constraints, or other site characteristics).

A traffic impact analysis was not required for this case because the traffic generated by the proposed zoning does not exceed the threshold of 2,000 vehicle trips per day. [LDC, 25-6-113]

Existing Street Characteristics:

NAME	ROW	PAVEMENT	CLASSIFICATION	BICYCLE	BUS	SIDEWALKS
Thornton Rd	56'	30'	Collector	No	No	No

Capital Metro Service is located within ¼ mile of this site on Oltorf.

Environmental

The site is not located over the Edwards Aquifer Recharge Zone. The site is located in the West Bouldin Creek Watershed of the Colorado River Basin, which is classified as an Urban Watershed by Chapter 25-8 of the City's Land Development Code. It is in the Desired Development Zone.

Impervious cover is not limited in this watershed class; therefore the zoning district impervious cover limits will apply.

This site is required to provide on-site structural water quality controls (or payment in lieu of) for all development and/or redevelopment when 5,000 s f cumulative is exceeded, and detention for the two-year storm. At this time, no information has been provided as to whether this property has any pre-existing approvals which would preempt current water quality or Code requirements.

According to flood plain maps, there is no flood plain within the project area.

C14-06-0182

At this time, site-specific information is unavailable regarding existing trees and other vegetation, areas of steep slope, or other environmental features such as bluffs, springs, canyon rimrock, caves, sinkholes, and wetlands.

Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.

Water and Wastewater

The landowner intends to serve the site with City of Austin water and wastewater utilities. If water or wastewater utility improvements, or offsite main extension, or system upgrades, or utility relocation, or utility adjustments are required, the landowner, at own expense, will be responsible for providing. Also, the utility plan must be reviewed and approved by the Austin Water Utility. The plan must be in accordance with the City design criteria. The utility construction must be inspected by the City. The landowner must pay the associated City fees.

ORDINANCE NO. _____

1 AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE
2 PROPERTY LOCATED AT 2206-2210 THORNTON ROAD FROM FAMILY
3 RESIDENCE (SF-3) DISTRICT TO URBAN FAMILY RESIDENCE (SF-5)
4 DISTRICT. .

5
6 BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

7
8 **PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to
9 change the base district from family residence (SF-3) district to urban family residence
10 (SF-5) district on the property described in Zoning Case No. C14-06-0182, on file at the
11 Neighborhood Planning and Zoning Department, as follows:

12
13 Lots 18 and 19, Block 2, Fredericksburg Road Acres Subdivision, a subdivision in
14 the City of Austin, Travis County, Texas, as described in an instrument recorded in
15 Document No. 2006098442, of the Official Public Records of Travis County,
16 Texas,

17
18 locally known as 2206-2210 Thornton Road, in the City of Austin, Travis County, Texas,
19 and generally identified in the map attached as Exhibit "A".

20
21 **PART 2.** This ordinance takes effect on _____, 2006.

22
23
24 **PASSED AND APPROVED:**

25
26 §

27 §

28 §

29 _____, 2006

30 Will Wynn
31 Mayor


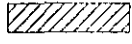


32
33 **APPROVED:** _____

ATTEST: _____

34 David Allan Smith
35 City Attorney

Shirley A. Gentry
City Clerk



 1" = 400'	SUBJECT TRACT 	ZONING EXHIBIT A		CITY GRID REFERENCE NUMBER G20
	PENDING CASE 			
	ZONING BOUNDARY 	CASE # C14-06-0182	DATE 06-08	
	CASE MGR R HEIL	ADDRESS 2206 - 2210 THORNTON RD SUBJECT AREA (acres) 1.500	INTLS SM	